GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Common orders, dt:12.12.2024 in W.P.Nos.8982, 8987, 9076, 19777 of 2024, 24865, 24866, 24879, 24881, 29208, 29215, 29231, 29234 of 2023 – Regarding the withdrawal of G.O.Ms.No.145, MA&UD Department dated.06.12.2021– Contempt cases filed- Legal opinion sought – Regarding re-conveyance of the gift deed or refund of the additional amount registered/deposited by the applicants undertaken in pursuance of G.O.Ms.No.145, MA&UD Dept., dt.06.12.2021 - Instructions - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 241 **Dated: 25-11-2025**

Read the following:

1) G.O.Ms.No.145, MA&UD Dept., dt.06.12.2021.
2) G.O.Ms.No.13, MA&UD Dept., dt.25.01.2023.
3) From the Hon'ble High Court, Common orders dt.08.02.2023 in WP.No.13415 of 2022 and W.P.No.27997 of 2022.
4) From the Hon'ble High Court orders dt:10.04.2023 in W.P.No.8312 of 2023.
5) From the Hon'ble AP High Court, Common orders, dt:12.12.2024 in W.P.Nos.8982, 8987, 9076, 19777 of 2024, 24865, 24866, 24879, 24881, 29208, 29215, 29231, 29234 of 2023.
6) Show cause notices in CC No.1142 of 2025, 1133 of 2025, 1134 of 2025, 1128 of 2025, 1117 of 2025, 1114 of 2025, 1136 of 2025, 1125 of 2025, 1132 of 2025 dt.09.05.2025.
7) Govt.Memo.No.2262962/M2/2023 of MA&UD Dept., dt:29.01.2025
8) From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11025(33))/55/2024(e-2664198), dt:30.04.2025.

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O R D E R:

In the reference 1st read above, orders have been issued amending the A.P.Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Dept., dt.18.07.2017, in which it has been decided to make a provision of handing over additional 5% of layout area by the owners / developers of private layouts to the District Collector, which is to be utilized for YSR Jagananna Housing Projects for the Poor. It was also instructed that the private owner/developer shall have the option of paying the basic value of such 5% of layout area to Development authority/ concerned Urban local body.

2. Further, in the reference 2nd read above, orders have been issued withdrawing the amendments issued vide G.O.Ms.No.145, MA&UD(M) Department, Dated.06.12.2021 with immediate effect, basing on the proposals received from the General Public, Real Estate Developers and other organizations.

3. Subsequently, W.P.No.13415 of 2022 and W.P.No.27997 of 2022 have been filed by the petitioners therein to declare the G.O.Ms.No.145, MA & UD

(P.T.O)

Department dated.06.12.2021 issued by the Govt as illegal and consequently to set aside the same. The Division Bench of the Hon'ble High Court vide common orders dt.08.02.2023 in the above W.Ps has dismissed the WPs as infructuous and directed that the amounts deposited by the petitioners in the writ petitions before the Registrar shall be refunded to them, along with accrued interest. In another W.P.No.8312 of 2023 filed by the KVR Estate, Visakhapatnam the Hon'ble High Court vide its orders dt.10.04.2023 directed the 4th respondent i.e., the District Collector, Vizianagaram to cancel the gift deed dt.23.11.2022 executed by the petitioner and to reconvey the said land to the petitioner.

4. Subsequently, W.P.Nos.29208, 29215, 29231 of 2023, W.P.No.24865, 24866, 24879, 24881 of 2023, W.P.Nos.8982, 8987 & 8954 of 2024 and W.P.No.4800 of 2024 have also been filed by the petitioners with a similar prayer. The Hon'ble High Court vide Common orders, dt:12.12.2024 in the above W.Ps while referring to the common order of the Division Bench dt.08.02.2023 in W.P.No.13415 of 2022 and W.P.No.27997 of 2022 and the order of the single judge in W.P.No.8312 of 2023 dt.10.04.2023 has directed the respondent authorities to act upon either for re-conveyance of the gift deed or refund of the additional amount as expeditiously as possible to the petitioners preferably within a period of twelve (12) weeks from the date of receipt of the order. Similarly, in another W.P.No.1259 of 2025 also, the Hon'ble APHC vide its orders, dt:21.01.2025 has disposed the case directing the respondents to act upon either for re-conveyance of the gift deed or refund of the additional amount within a period of three (03) weeks from the date of receipt of a copy of the order.

5. Accordingly, Govt vide reference 7th read above has requested the Commissioner, APCRDA, the MC, VMRDA, the Vice Chairperson, TUDA, Tirupathi, the Vice Chairperson, SUDA, Srikakulam, the Vice-Chairperson, ELUDA, Eluru, the Vice Chairperson, BUDA, Bobbili to seek the opinion from learned AG/AAG on the above orders and file an Appeal, if required against the above orders.

6. Further, show cause notices dt.09.05.2025 were received in CC No.1142 of 2025 (W.P.No.19777 of 2024), CC No.1133 of 2025 (W.P.No.24865 of 2023), CC No.1134 of 2025 (W.P.No.24879 of 2023), CC No.1128 of 2025 (W.P.No.29215 of 2023), CC No.1117 of 2025 (W.P.No.24866 of 2023), CC No.1114 of 2025 (W.P.No.24881 of 2023), CC No.1136 of 2023 (W.P.No.29231 of 2023),CC No.1125 of 2023 (W.P.No.29234 of 2023), CC No.1132 of 2025 (W.P.No.29208 of 2023).

7. Government, after careful examination of the matter, in order to comply with the directions of the Hon'ble High Court in the above W.Ps, hereby, issue directions to the respective UDAs/ULBs to act upon either for re-conveyance of the gift deed or refund of the additional amount registered/deposited by the applicants undertaken in pursuance of G.O.Ms.No.145, MA&UD Dept., dt.06.12.2021 to avoid further legal complications in the matter.

(Contd..3)

8. The Director of Town & Country Planning, Mangalagiri, all the UDAs/ULBs shall take further necessary action in the matter accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town & Country Planning, Mangalagiri
The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
The Commissioner, Capital Regional Development Authority, Vijayawada
All the District Collectors in the state
All the UDAs in the state – **through** DT&CP., Mangalagiri
All the ULBs in the state – **through** C&DMA., Vaddeswaram
The Director of Translation, Vijayawada(with a request to translate into Telugu and re-transmit the same)

Copy To:
The Revenue Department, A.P. Secretariat.
The O.S.D/ P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Prl.Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER